



September 20, 2019

Valerie Porter
City of Issaquah
Development Services Department
City Hall Northwest
1775 12th Ave NW
Issaquah, WA 98027

VIA ONLINE SUBMITTAL – MyBuildingPermit.com

**RE: Deviation from Standards – Street Standards
 Mine Hill Creek Plat - 345/375 Mine Hill Rd SW
 Related Permit Numbers: PP18-00003, SEP18-00018**

Dear Valerie:

The purpose of this letter is to request a Deviation from (Street) Standards related to the City of Issaquah's requested improvements to Mine Hill Rd SW, related to the Mine Hill Creek preliminary plat.

BACKGROUND:

The proposed Mine Hill Creek preliminary plat involves subdividing two existing parcels, totaling approximately 4.9 acres, into twenty single-family attached and detached residential lots. The property has an existing stream and wetland bisecting the eastern half of the property, which will be placed into a critical area tract.

There are two existing homes along Mine Hill Rd SW that will remain. The development area is located on the west half of the property, accessed through unimproved ROW connecting to Clark Street to the north. No development is planned for the property abutting Mine Hill Rd SW at this time. There is one additional lot that is being created between the two existing homes, however, the plan is for it to remain in the ownership of the homeowner (applicant) and not developed with the western half of the property.

The Mine Hill Creek project team met with the City of Issaquah Development Services staff several times prior to filing the preliminary plat application in late 2018. Among the issues discussed were the following:

- After review of several access scenarios, it was determined that the development area (17 lots) should be accessed from Clark Street through undeveloped ROW to the

northwest of the property. The other access option, off of Mine Hill Rd SW, involved a stream crossing and significant disturbance to critical area.

- Please see the separate Traffic Assessment that has been prepared for the access off of Clark Street.
- We understood that City staff did not believe that any frontage improvements along Mine Hill Rd SW would be required at that time. Mine Hill Rd SW is a narrow, historic street with several cottages that do not meet front setback requirements, and frontage improvement would cause significant disruption to the historic nature of the street.
- It was further reinforced during our pre-application community meeting that the Mine Hill Rd SW neighbors and residents did not want to see changes to Mine Hill Rd, as it would be a disruption to the historic nature and character of the street.

After the preliminary plat was filed, we received comments from the City requesting half-street frontage improvements along Mine Hill Rd SW, despite the feedback received during the preapplication meetings. These improvements included:

- Dedication of 10' of additional ROW.
- Pavement expansion to facilitate two 10' travel lanes.
- Additional 8' of paving to facilitate parallel parking.
- Separate (conflicting) comments requested that we avoid removing significant trees that are close to the Mine Hill Rd SW frontage.

PROPOSAL:

Overall, we have deep concerns about completing significant frontage improvements along Mine Hill Rd SW:

- The neighborhood is very sensitive to any changes to the historic character of the street. We believe the frontage improvements, as proposed by the City, would be opposed by the neighborhood.
- The additional pavement expansion does little to improve traffic flow on the street, given the constrained road sections that would continue to exist to the north and south of the property abutting Mine Hill Rd SW.
- The pavement expansion and request for several parallel parking spaces would result in off-street parking being lost on Lot 1. It should be noted that every property in the vicinity has off-street parking available without the improvements.
- The pavement expansion would result in the loss of two viable significant trees along the frontage.

In the alternative, we propose the following for the City's review and consideration:

- Dedication of up 12.4' of additional ROW. The ROW dedication varies, and is narrower in front of lots 1-3.
- Additional pavement expansion to facilitate three new parallel parking stalls.

- The two significant trees threatened by the City's proposed pavement expansion would be saved.
- Additional landscaping along the frontage, along with historic interpretative signs at the trailhead's intersection with Mine Hill Rd SW and in front of the existing home in Lot 1.

Please see Exhibit A for an illustration of the proposed frontage concept.

CRITERIA:

The City of Issaquah Public Works Street Standards allows the City Engineer (or designee) to review and approve deviations from standards in consultation with other City departments if the following criteria are met:

1. The deviation will achieve the intended result in equivalent or superior design; and

Response: We believe this alternative design is superior because it:

- *Would preserve the historic nature of the existing street;*
- *Enhance the character of street by providing additional landscaping and interpretive signs/monuments that celebrate the neighborhood's history;*
- *Provide equivalent parking stalls (since the two existing spots on Lot 1 would be retained in addition to the new parallel parking spots); and*
- *Maintain existing significant trees.*

2. The deviation addresses public safety and operation; and

Response: Public safety and operation would be enhanced by the ROW dedication and additional on-street parking (and preservation of off-street parking). Lane expansions would do little to enhance public safety and operation given width constraints that exist along Mine Hill Rd SW to the north and south of the project area.

Any pavement expansion for traffic could encourage higher vehicle speeds that are not appropriate for a unique historic street where many of the homes are very close to the street (and do not meet minimum setback requirements).

3. The deviation will not adversely affect how well the surrounding nearby public facilities can be maintained.

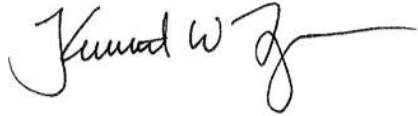
Response: There is no impact on surrounding public facilities, or how these improvements are maintained.

CONCLUSION:

Based on the foregoing discussion and demonstration in the enclosed documents that the criteria related to a deviation has been satisfied, we respectfully request that the City of Issaquah grant a deviation from road standards proposed with this application.

If you have any questions, please contact Maher Joudi or Ken Lyons.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Lyons", with a long horizontal flourish extending to the right.

Ken Lyons
Consultant for the Owners

cc: Maher Joudi, P.E., Principal, D.R. Strong Consulting Engineers
 Sam Fleischmann, BC&J Architects
 Scott M. Clark, Architectural Illustrator
 Colleen Petersen, Owner, 345 Mine Hill Rd SW
 Don & Joey McFeron, Owners, 375 Mine Hill Rd SW
 File

